

Mr Glenn Dunn  
42 Mornington Terrace  
London  
NW1 7RT

Application Ref: **2016/1253/P**  
Please ask for: **Sarah Freeman**  
Telephone: 020 7974 **2437**

11 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**42 Mornington Terrace**  
**London**  
**NW1 7RT**

Proposal:  
Installation of railings and gates on front boundary, repair side railings between nos.42 & 43, and replace guard rail between nos.41 & 42 with railings.  
Drawing Nos: Location Plan; Site Plan; Heritage, Design & Access Statement; GSD012; GSD013; GSD014; GSD015; GSD018

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing adjoining railings, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Site Plan; Heritage, Design & Access Statement; GSD012; GSD013; GSD014; GSD015; GSD018

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The proposed restoration of finials to historic cast iron railings to match existing, the replacement of a modern tubular steel railing between nos.41 and 42 with new cast-iron railings to match existing, and the replacement of the box hedge to the front boundary with new cast-iron railings and gates will complement the consistent railings that exist along the rest of the terrace and will help to restore the character of the terrace. The height, location and design of the railings are considered acceptable in their impact on the appearance of the host property and streetscene. The proposal is therefore considered to enhance the character and appearance of the Camden Town Conservation Area and to preserve the setting and appearance of the listed building.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections were received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of the Conservation Area, under s. 66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

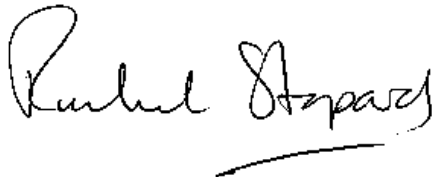
As such, the proposal is in general accordance with policy CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment